

Boucher & James Comment Response
January 5, 2022 (WITH TPD LETTER)

Shawnee Stage 1, LLC
P. O. Box 261
Shawnee on Delaware, PA 18356

January 5, 2022

Jon S. Tressler, P.E., P.L.S.
Smithfield Township Engineer
Boucher & James, Inc. Consulting Engineers
559 Main Street, Suite 230
Bethlehem, PA 18018

Via: Email

RE: 2021 AMENDMENT - SHAWNEE VALLEY PRD
REPLY TO BOUCHER & JAMES, INC. LETTER DATED NOVEMBER 17, 2021
SHAWNEE VALLEY PLANNED RESIDENTIAL DEVELOPMENT AMENDED TENTATIVE PLAN
CONDIDONAL USE REVIEW NO.1 SMITHFIELD TOWNSHIP, MONROE COUNTY,
PENNSYLVANIA PROJECT NO. 2132236R

Dear Mr. Tressler,

Thank you for sharing your professional review of our application and for considering our proposed answers to items noted therein. We annotated a copy of your correspondence with reference numbers for simplicity and clarity (**ATTACHMENT A**).

01. The thirty-three lots proposed to be removed between the Sun Mountain Recreation Area and Knob Lane is NOT associated with the 550 acres sold to the Parks Service, open space noted in Paragraph a. Those lots are proposed to be removed as a proposed buffer ONLY as a concession to homeowners on Knob Lane under the SPS Settlement Agreement, separate from the Park Service transaction.
02. PennDOT has given preliminary approvals for the REQUIRED second access into Stage 1b at Sun Mountain Recreation Area (crossing the Sun Mountain Lake Dam) and will not approve any other location (See TPD letter **ATTACHMENT C**). The buffers in the SPS Settlement agreement are “conditioned” on that approval (See letter to Smithfield Township **ATTACHMENT B**). However, if SPS and Smithfield Township agree to a Third Amendment accepting the approved road location crossing the Sun Mountain Dam, those buffers can remain.
03. We have revised the Land Use Comparison Chart to add tabulations of multi-family and single family for both residential and timeshare uses. While reviewing all the historical information and current approved engineering for what is built and what is

- future, we uncovered a discrepancy. There are eleven fewer units total, as reflected in the current Land Use Comparison Chart.
04. Refer to Note 2 in the Land Use Comparison Chart. The location of “non-residential developed acres” is not included in the proposed 2021 Amendment. It will be sized, determined, and located in subsequent amendments to the PRD.
 05. The boundary between the Delaware Water Gap National Recreation Area (aka DWGNRA or the National Park Service) was shown on the plan but was not labeled. A label will be added (**ATTACHMENT D**).
 06. The applicant will, prior to closing the first home sales, form a Homeowners Association to maintain the common properties, as well as conservation easements required under the environmental permits. We will add this to the findings of fact or as a condition of approval. The applicant cannot speak for the National Park Service, but the NPS land has been under NPS management as a part of the DWGNRA since their acquisition in about 2014.
 07. The Findings of Fact item 9. (Exhibit A of the applicant’s submittal) indicate that community centralized sewer and water service is available for the development. The Manwalamink Water and Sewer Company issued a capacity commitment letter (**Attachment E**) dated July 26, 2021. The Findings of Fact item 10. (Exhibit A of the applicant’s submittal) established that detailed procedures for storm water drainage will be provided with each Final Plan application. This principal has applied to all previous Tentative Amendments.
 08. The latest Annual Update was approved by Smithfield Township Board of Supervisors at their regular meeting on December 28, 2021. The Board has indicated that it will furnish the applicant with a record copy of the approval. Our annual update letter and an email of the approval is attached (**Attachment E and Attachment F**).
 09. We defer to the Township for the most efficient way to address this. All prior submissions have been approved using the identical 1” = 400’-0” scale.
 10. Stage 1b is required to provide two means of access for fire and emergency services to the number of homes. Two means of access is not a PennDOT criteria. PennDOT governs the limitation on where the intersection can connect onto Hollow Road (S.R.2023). Also, see item 02 above.
 11. Same as item 05 above.
 12. The three homes on Knob Lane are INCLUDED in the total residential units in the Land Use Comparison Chart. The lots are rendered in yellow on the 2021 Amended

Tentative Plan for Shawnee Valley to indicate this. Added a note to the Land Use Comparison Chart to state this.

Please let me know if Smithfield Township has any further information needs or questions.

Sincerely,



Ted Hunter, Manager
Shawnee Stage 1, LLC
Ted.hunter.dev@gmail.com

Enclosures

CC: Jacob Pride, Chairman, Smithfield Township Board of Supervisors (email)
Brian Barrett, Smithfield Township Board of Supervisors (email)
Robert Lovenheim, Smithfield Township Board of Supervisors (email)
Ronald J. Karasek, Esquire, Smithfield Township Solicitor (email)
Melissa E. Prugar, P.E., Boucher & James, Inc. (email)
Ken Wolfe, Zoning Officer, Smithfield Township (email)
Julia Heilakka, Office Manager, Smithfield Township (email)
Leo V. DeVito, Jr. Esq., Broughal & DeVito, L.L.P. (email)
Lisa A. Pereira, Esq., Broughal & DeVito, L.L.P. (email)
Vince Della Fera, President, Shawnee Preservation Society (email)
Tom Anderson, Shawnee Stage 1, LLC (email)
Ellen Anderson, Anderson Real Estate (email)



November 17, 2021

Smithfield Township Planning Commission
1155 Red Fox Road
East Stroudsburg, PA 18301

**SUBJECT: SHAWNEE VALLEY PLANNED RESIDENTIAL DEVELOPMENT
AMENDED TENTATIVE PLAN CONDITIONAL USE REVIEW NO. 1
SMITHFIELD TOWNSHIP, MONROE COUNTY, PENNSYLVANIA
PROJECT NO. 2132236R**

Dear Planning Commission Members:

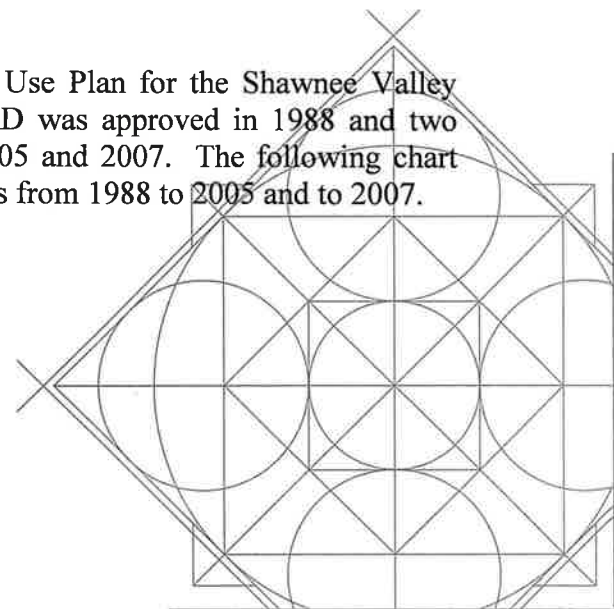
Pursuant to the Township’s request, we have completed our first review of the Tentative Amended Land Use Plan for the Shawnee Valley Planned Residential Development. The submission consists of the following items.

- Cover letter prepared by Shawnee Stage 1, LLC, dated October 1, 2021.
- Findings of Fact (word document, redlined document, and final draft document).
- Special Warranty Deed, Tax Parcel ID Nos. 16/3/1/10, 16/3/1/11, 16/3/1/12, 16/3/1/13, 16/3/1/6, 16/3/1/5-4, 16/117414.
- Special Warranty Deed, Tax Parcel ID No. 16/3/1/19-1.
- Tentative Amended Land Use Plan prepared by Urban Research & Development Corporation, dated April 6, 1988, revised July 14, 2021.

BACKGROUND INFORMATION

The submitted plan is a proposed amendment to the Land Use Plan for the Shawnee Valley Planned Residential Development (PRD). The original PRD was approved in 1988 and two amendments have since been reviewed and approved, in 2005 and 2007. The following chart was taken from the submitted plan and documents the changes from 1988 to 2005 and to 2007.

	<u>1988</u>	<u>2005</u>	<u>2007</u>
Total Acreage	1006	1006	1025
Total Units	1602	1602	1245
Residential Units	1602	1045	745



Timeshare Units	0	557	500
Developed Acres (total)	378	323	310
Development Acres (Non-Residential)	50.3	50.3	50.3
Road Acres	108	97	58
Road Miles	22.0	19.8	11.7
Open Space Acres	521	586	655
Open Space Percentage	52%	58%	23%

The submitted Amended Tentative Land Use Plan for the Shawnee Valley PRD proposes to reduce the number of residential units, total developed acreage, and road acres and miles, and proposes to increase the area of open space. The chart below demonstrates the proposed changes compared to the 2007 Amended Plan.

	<u>2007</u>	<u>2021</u>
Total Acreage	1025	1025
Total Units	1245	962
Residential Units	745	462
Timeshare Units	500	500
Developed Acres (total)	310	153
Development Acres (Non-Residential)	50.3	50.3
Road Acres	58	44
Road Miles	11.7	8.9
Open Space Acres	655	828
Open Space Percentage	23%	80%

Five (5) stages are shown on the submitted Amended Tentative Lane Use Plan.

- a. Stage 1a is noted as being developed and is located along Shawnee Valley Road and points north.
- b. Stage 1b is located between Shawnee Valley Road and Hollow Road (S.R. 2023). Stage

1b includes single family residential dwellings, multifamily dwellings, common open space, and a recreation area.

- c. Stages II and III are located along Hollow Road (S.R. 2023) and points north toward and across Mosiers Knob Road. Stages II and III are designated as open space.
- d. Stage IV is located on the northern side of Mosiers Knob Road and adjacent to the Shawnee Mountain Ski Area. Stage IV includes multifamily attached timeshare or lodging units, single family detached timeshare or lodging units, open space, and a recreation area.

The following are descriptions of the proposed revisions as shown on the Tentative Amended Land Use Plan and discussed in the draft Findings of Fact.

- a. Revise Stages II and III from single family and multifamily residential uses to open space. An area of 550 acres of open space was purchased by and conveyed to the National Park Service. This is consistent with the Settlement Agreement with the Shawnee Preservation Society.

- 01. — b. As a result of the addition of open space area as discussed above, the amended plan removes 136 townhouse units and 114 single family home lots from Stages II and III, and also removes 33 lots between the Sun Mountain Recreation Area and Knob Lane. This is consistent with the Settlement Agreement with the Shawnee Preservation Society and is also conditioned in the Settlement Agreement on the unconditional right to reinstate up to 283 residential uses elsewhere within the PRD through the submission of a subsequent amended plan.

- 02. — c. Conservation buffers and building setbacks will be provided. This does not include areas along the proposed roadway across Sun Mountain dam or at the intersection of the proposed roadway and Hollow Road (S.R. 2023) as provided in the Settlement Agreement with the Shawnee Preservation Society. The draft Findings of Fact indicates the Pennsylvania Department of Transportation will not permit the removal of the proposed roadway or intersection which results in not being able to provide the buffers.

- d. The number of Joint 105 permits will be reduced from 28 impact areas to thirteen impact areas, of which seven have already been completed, leaving six to be addressed.

Based upon our review of the Tentative Amended Land Use Plan for the Shawnee Valley PRD, we offer the following comments and/or recommendations for your consideration.

ZONING ORDINANCE COMMENTS

- 03. — 1. In accordance with Section 505.22.B.(2), the Amended Tentative Land Use Plan shall include, “the proposed use areas, the average gross residential density and the density of each proposed type of residential use area.” *Item 4 a. beginning on Page 15 indicates a residential density of 0.94 units per acre is now proposed. The overall density and the density for each type of residential area shall be provided in the 2021 Land Use*

04. — *Comparison Chart provided on the plan. In addition, the 2021 Land Use Comparison Chart includes 50.3 acres of non-residential development. The area(s) of non-residential development shall be shown on the plan.*

2. In accordance with Section 505.22.B.(3), the Amended Tentative Land Use Plan shall include, “the location, function, size, ownership, and manner of maintenance and the common open space.” *Section R on Page 7 of the draft Findings of Fact indicates land was transferred to the National Park Service and that it is still shown on this Amended Tentative Land Use Plan. The Plan shall be revised to show areas of open space conveyed to the National Park Service and areas of open space remaining with Shawnee LLCs. The operation and maintenance of these areas, including the responsible party, shall also be addressed on the plan and/or within the Findings of Fact.*

05. —

06. —

3. In accordance with Sections 505.22.B.(5) and 505.22.B.(6), the Amended Tentative Land Use Plan shall include “information showing the feasibility of proposals for water, sanitary sewage and stormwater disposition” and “utility systems.” *The plan and/or Findings of Fact shall address proposed water service, sanitary sewage service, stormwater management, and other utility systems. We believe the requirement of future land development plan submissions and approvals should be provided within the Findings of Fact.*

07. —

4. In accordance with Sections 505.22.B.(9) and 505.22.C.(5), “in the case of plans which call for development in stages, a schedule showing the time within which the applications for final approval of all parts of the planned residential development are intended to be filed, and which shall be updated annually on the anniversary of submission for final approval.” *In addition, a “site plan illustrating phasing, including a time schedule for all on-site and off-site improvements to be dedicated for public use” shall be provided. The draft Findings of Fact indicate annual updates of the PRD were provided to the Township. A timeline shall also be included with this submission for review by and discussion with the Township.*

08. —

5. In accordance with Section 505.22.C.(1), the submission shall include “plans at a scale of one (1) inch equals two hundred (200) feet of existing natural features of the land including topography, vegetation, drainage and soil.” *The cover letter requests a waiver of this Section to provide a plan scale of 1”=400’ and indicates that final plan submissions will be at a scale of 1”=50’. This is a Zoning Ordinance requirement, and a variance would be required. However, we believe the plan scale shows sufficient information for the proposed changes to the Tentative Amended Land Use Plan.*

09. —

MISCELLANEOUS COMMENTS

6. Item N.2 on Page 5 of the draft Findings of Fact indicates that the terms of the Settlement Agreement with the Shawnee Preservation Society include a provision that would eliminate the road access across Sun Mountain Lake dam and for the elimination of any new roadway connections to Hollow Road at Sun Mountain. The draft Findings of Fact further states under Item T beginning on Page 7 that the Pennsylvania Department of Transportation (PennDOT) will not permit the elimination of the road across the Sun

10. — Mountain Lake dam or the elimination of the previously planned intersection with Hollow Road. Hollow Road (S.R. 2023) is a PennDOT roadway, and we acknowledge the need for this intersection per PennDOT's request. We do, however, question how PennDOT has jurisdiction for the road crossing the Sun Mountain Lake dam. We believe correspondence from PennDOT showing the requirement for the intersection at Hollow Road (S.R. 2023) and the crossing of Sun Mountain Lake dam shall be provided.
11. — 7. Item 64.A on Page 11 of the draft Findings of Fact indicates the boundary of Stages II and III will be revised to subdivide 13 acres of open space area. The area of subdivision should be identified on the Tentative Amended Land Use Plan.
8. While the Tentative Amended Land Use Plan reduces the number of residential uses by 283 units (1245-962), Item 64.B on Page 12 of the draft Findings of Fact indicates that those 283 residential uses will be placed elsewhere within the planned residential development and that those locations will be shown on a future amended plan.
12. — 9. Item 64.C on Page 11 of the draft Findings of Fact indicate three homes will be constructed on three subdivided lots on Knob Lane. It shall be clarified whether the three homes are included in the total residential units provided in the 2021 Land Use Comparison Chart.

If you should have any questions regarding the above comments, please contact me.

Sincerely,



Jon S. Tresslar, P.E., P.L.S.
Township Engineer

JST/mep/cg

cc: Ronold J. Karasek, Esquire, Smithfield Township Solicitor
Ken Wolf, Smithfield Township Zoning Officer
Frank J. Smith, Jr., P.L.S., Frank J. Smith, Jr., Inc.
Urban Research & Development Corporation
Ted Hunter, Shawnee Stage 1, LLC – Applicant
Tom Anderson., Shawnee Stage 1, LLC – Applicant
Leo DeVito, Esquire, Shawnee Preservation Society
Melissa E. Prugar, P.E. – Boucher & James, Inc.

ATTACHMENT B

Shawnee Stage 1, LLC
P. O. Box 261
Shawnee on Delaware, PA 18356

November 29, 2021

Ronald J. Karasek, Esquire
Smithfield Township Solicitor
The Karasek Law Offices, LLC
641 Bangor, PA 18013

Via: Email

RE: 2021 AMENDMENT - SHAWNEE VALLEY PRD

Dear Mr. Karasek,

Stage 1b is a stage within the Shawnee Valley PRD (SVPRD) land use plan that proposes 72 single family home lots and 192 townhomes. The property is owned by Shawnee Stage 1, LLC and related entities (Stage 1). Stage 1b was granted conditional Final Approval for Construction by Smithfield Township on December 8, 2005, but construction did not commence. The most recent approved SVPRD plan, when the property was owned by Shawnee Development, Inc. (SDI), is the 2007 Amended Tentative Plan. This plan was approved by Smithfield Township at public hearing on December 28, 2007 and issued by Smithfield Township as amended Findings of Fact on January 3, 2008.

On January 28, 2008, Shawnee Preservation Society along with certain individuals who reside close to the PRD parcels, filed a land use appeal in the Monroe County Court of Appeals (MCCA) against Smithfield Township and SDI. On March 24, 2008, Shawnee Development, Inc. filed a Petition to Post Bond in the amount of \$11,478,000, based on the assertion by SDI that the Appellants appeal was frivolous. On June 26, 2009, after hearing, the MCCA granted the Petition to Post Bond within 45 days, in favor of SDI (copy attached). This delayed activity on the SVPRD by over 1.5 years.

To avoid further delays caused by SPS, SDI approached SPS and the individual appellants for good faith discussions to try to resolve ongoing concerns. SDI, Smithfield Township and SPS concluded these discussions by executing a Settlement Agreement, which was approved by the MCCA on December 8, 2009. The major elements of the SPS Settlement Agreement included (1) holding 500 acres of Stage 2 and 3 land for possible purchase by a land conservation, (2) adjustments to the timeshare land plan in Stage 4, (3) conditional adjustments to Stage 1b, and (4) certain conditions and restrictions on further interactions by SPS.

Stage 1b must comply with multitudes of regulations. The number of units require that there must be two separated vehicular entrances to accommodate traffic and emergency vehicle

access. The approved 2007 SVPRD plan, along with the 2005 approved Final Plans for Stage 1b, includes a proposed road to provide two entrances tentatively called Lakeside Drive. It is engineered to intersect with Shawnee Valley Drive, extend through Stage 1b and across the Sun Mountain Dam and intersect with Hollow Road near the current Sun Mountain Recreation entrance, as agreed by PADOT. This road crossing Sun Mountain Dam complies with all environmental regulations imposed by Monroe County Conservation District, Pennsylvania Department of Environmental Protection and the US Army Corps of Engineers, all permits which we have obtained. The Sun Mountain dam structure is engineered for the crossing.

A resident living on Knob Lane (a gravel road that intersects with Hollow Road and is entirely surrounded by the SVPRD) preferred to not see any new homes built to be visible to their residence. To accomplish this, they wanted to remove Lakeside Drive from Sun Mountain dam, delete 32 approved zero lot line homes connected to it, setback homes along Shawnee Lake further than already approved PADEP regulations mandate (item (3) in paragraph three above), all to maintain trees and views near their home.

Two roadway connections from the Stage 1b are REQUIRED for emergency access. The only other option to cross over the Shawnee Creek waters and wetlands would be over the Shawnee Lake Dam, located further downstream. It was not known if the Pennsylvania Department of Transportation would approve moving the intersection of Lakeside Drive with Hollow Road. Therefore, the Settlement Agreement provision to eliminate the 32 units and to shift units back from Shawnee Lake was ENTIRELY CONDITIONED on being able to secure regulatory approval to move the intersection of Lakeside Drive with Hollow Road to the Shawnee Lake Dam. The exact text is included herein.

II. TERMS OF AGREEMENT

A. PRD Design

1. Stage 1b.

- a. Following the issuance of all permits and approvals required for the development of Stage 1b, **and provided that all approvals are given for the elimination of the road access across the Sun Mountain Lake dam and for the elimination of any new roadway connections to Hollow Road at Sun Mountain,** SDI will:
 - i. Eliminate the 32 units that lie between Hollow Road and Shawnee Lake from the design for Stage 1b; and
 - ii. Eliminate up to 18 units that lie of the west side of Shawnee Lake from the design of Stage 1b.

Subsequently, the SVPRD traffic consultant engaged through PADOT processes to determine where the new intersection would be approved by regulators. Based on PADOT criteria for

intersections, which can include safety, speed, sightlines, curvature, elevations and other concerns, PADOT concluded that the Sun Mountain intersection point will be permitted and other intersection locations (e.g., Shawnee Lake Dam) are NOT APPROVED. Our consultant will summarize this in a letter which Stage 1 will provide prior to the PRD hearing with the Smithfield Township Board of Supervisors.

In conclusion, Stage 1 is NOT obligated under the conditions of the SPS Settlement Agreement to eliminate the 32 units, setback the 18 units, or move Lakeside Drive from the agreed Sun Mountain Dam intersection to the Shawnee Lake Dam, based on the above cited inability to obtain regulatory approval to move the intersection to Shawnee Lake Dam, which does not meet the condition of the Settlement Agreement paragraph II.A.1.a., Stage 1 can proceed with Stage 1b construction with the Sun Mountain Dam road crossing and intersection, along with the above units, without violating the conditions of the SPS Settlement Agreement. We may need to revise the 2021 SVPRD drawing to illustrate retaining those units as they were previously shown and approved in the 2005 Final Approval and as shown and approved in the 2007 SVPRD plan.

Please let me know if Smithfield Township has any further information needs or questions.

Sincerely,



Ted Hunter, Manager
Shawnee Stage 1, LLC
Ted.hunter.dev@gmail.com

Enclosures

CC: Scott Amori, Chairman, Smithfield Township Planning Commission (email)
Robert Lovenheim, Supervisor Liaison, Smithfield Township Board of Supervisors (email)
Ken Wolfe, Zoning Officer, Smithfield Township (email)
Julia Hailaka, Office Manager, Smithfield Township (email)
Tom Anderson, Shawnee Stage 1, LLC
Ellen Anderson, Anderson Real Estate



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

December 28, 2021

Ted Hunter, Manager

Shawnee Stage 1, LLC
P.O. Box 261
Shawnee on Delaware, PA 18356

RE: Lake View Road Access Location

Shawnee Valley PRD
Smithfield Township, Monroe County
TPD No. SHST.00001

Dear Ted:

Traffic Planning and Design, Inc. (TPD) presents this review of the proposed Lake View Road access on Hollow Road (S.R. 2023) in conjunction with the Shawnee Valley Planned Residential Development (PRD).

There are a number of requirements that must be met for the Pennsylvania Department of Transportation (PennDOT) to consider allowing an access point on a State roadway. Approval of an access is via a Highway Occupancy Permit (HOP). Hollow Road is a State roadway (State Route 2023), therefore, these requirements must not only be met but, in most cases, exceeded. One of the more important of these critical safety requirements is recommended safe sight distances depending on the posted speed limit and roadway geometry/grades.

During the initial planning stages of the proposed development, sight distance measurements were taken along the property's frontage to determine the optimal location for an access point. Hollow Road consists of many vertical and horizontal curves, which limit the area available for access. Two (2) prospective access locations were analyzed, the first across the Shawnee Lake Dam (opposite the Shawnee Fire Company driveway) and the second near the Camp Sun Mountain driveway.

Based on the measurements taken, it was concluded that an access across the Shawnee Lake Dam, opposite the Shawnee Fire Company driveway would not meet or exceed all the PennDOT required site distances. However, access near the existing Sun Mountain Camp driveway would meet and exceed all sight distance requirements. Also, this location replaces an existing access and does not create an additional intersection with Hollow Road.

Based on the above analysis, and many other items completed during the planning stages, PennDOT agreed that the Camp Sun Mountain access is the optimal location for access to the Shawnee Valley PRD and would meet or exceed all necessary criteria for a HOP permit to be issued. In November of 2007, PennDOT further concluded that "An Access Covenant will be required to limit SR 2023 access to proposed Lake View Drive. No additional site access to SR 2023 will be permitted."

TPD concludes that the Lake View Drive intersection near the Camp Sun Mountain driveway is the only potential PennDOT approved access location on Hollow Road to serve the Shawnee Valley PRD.

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.



Matthew I. Hammond, P.E.

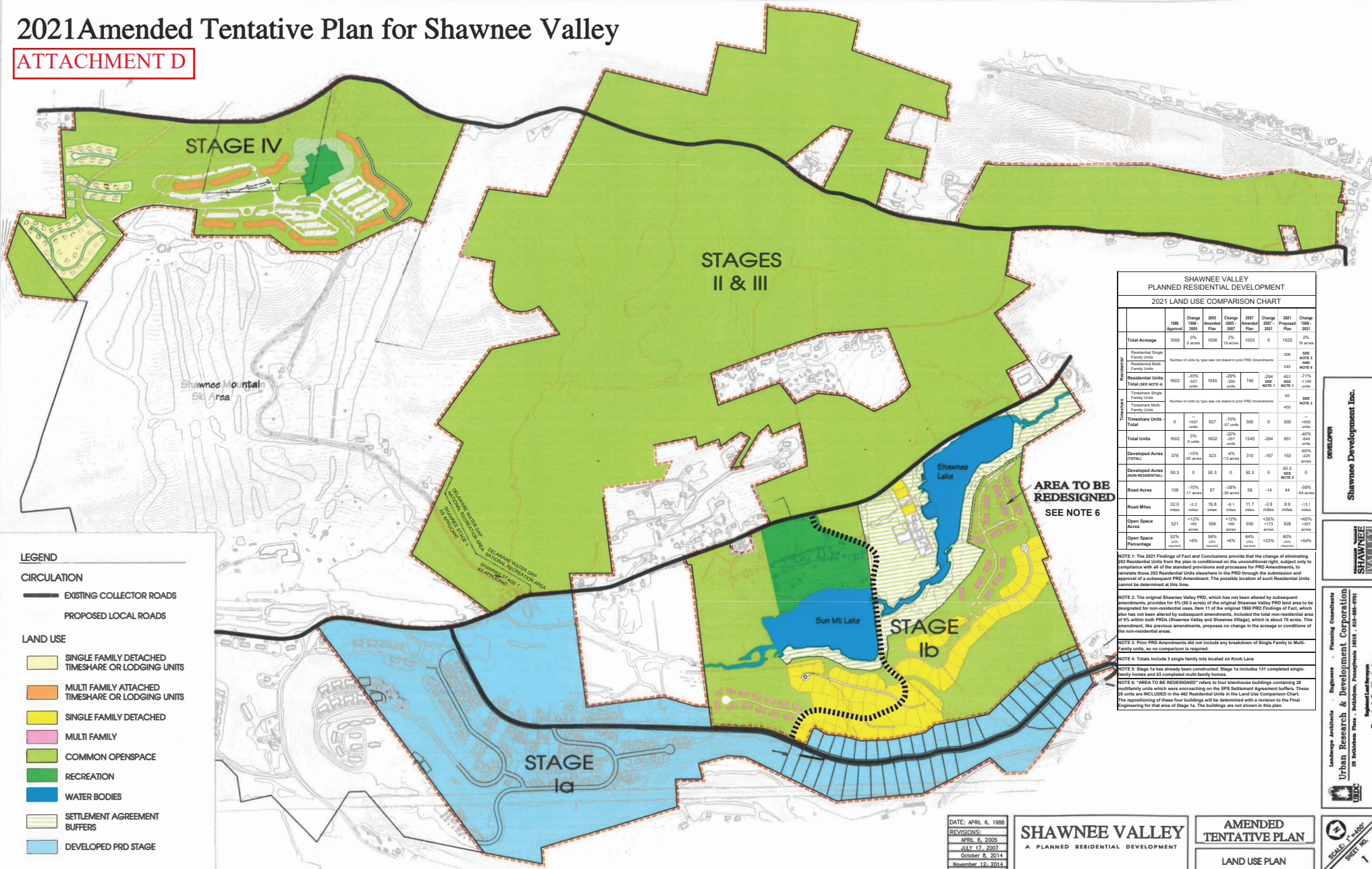
Executive Vice President

mhammond@TrafficPD.com

CC: Tom Anderson, General Manager, Shawnee Stage 1, LLC
Pete Spisszak, TPD

2021 Amended Tentative Plan for Shawnee Valley

ATTACHMENT D



- LEGEND**
- CIRCULATION**
- EXISTING COLLECTOR ROADS
 - PROPOSED LOCAL ROADS
- LAND USE**
- SINGLE FAMILY DETACHED TIMESHARE OR LODGING UNITS
 - MULTI FAMILY ATTACHED TIMESHARE OR LODGING UNITS
 - SINGLE FAMILY DETACHED
 - MULTI FAMILY
 - COMMON OPENSACE
 - RECREATION
 - WATER BODIES
 - SETTLEMENT AGREEMENT BUFFERS
 - DEVELOPED PRD STAGE

SHAWNEE VALLEY PLANNED RESIDENTIAL DEVELOPMENT									
2021 LAND USE COMPARISON CHART									
	1988	Change	2005	Change	2007	Change	2021	Change	2021
	Approval	1988-2005	Amended Plan	2005-2007 Plan	Amended Plan	2007-2021 Plan	Proposed Plan	2021-2021 Plan	Change 1988-2021
Total Acreage	1008	0%	1006	2%	1025	0	1025	2%	2%
Residential Single Family Units									
Residential Single Family Units									
Residential Multi-Family Units									
Residential Units Total (see note 4)	1602	-35%	1045	-20%	745	-294	451	-68	-71%
Timeshare Single Family Units									
Timeshare Multi-Family Units									
Timeshare Units Total	0	0%	527	-50%	261	0	500	+40%	+140%
Total Units	1602	0%	1602	-20%	1245	-294	951	-68	-40%
Developed Acres (TOTAL)	378	-15%	323	-4%	310	-157	153	-65%	-22%
Developed Acres (NON-RESIDENTIAL)	50.3	0	50.3	0	50.3	0	50.3	0	0
Road Acres	108	-10%	97	-38%	58	-14	44	-50%	-54
Road Miles	22.0	-2.2	19.8	-4.1	11.7	-2.8	8.9	-13.1	-59%
Open Space Acres	521	+12%	586	+12%	655	+173	828	+157	+30%
Open Space Percentage	52%	+5%	58%	+5%	64%	+23%	80%	+154%	+54%

NOTE 1: The 2021 Findings of Fact and Conclusions provide that the change of eliminating 263 Residential Units from the plan is conditioned on the unconditional right, subject only to compliance with all of the standard provisions and processes for PRD Amendments, to redevelop those 263 Residential Units elsewhere in the PRD through the submission and approval of a subsequent PRD Amendment. The possible location of such Residential Units cannot be determined at this time.

NOTE 2: The original Shawnee Valley PRD, which has not been altered by subsequent amendments, provides for 5% (53.3 acres) of the original Shawnee Valley PRD land area to be designated for non-residential uses. Item 11 of the original 1988 PRD Findings of Fact, which also has not been altered by subsequent amendments, included the total non-residential area of 5% within both PRDs (Shawnee Valley and Shawnee Village), which is about 70 acres. This amendment, the previous amendments, proposes no change in the acreage or conditions of the non-residential areas.

NOTE 3: Prior PRD Amendments did not include any breakdown of Single Family to Multi-Family units, so no comparison is required.

NOTE 4: Totals include 3 single family lots located on Knob Lane.

NOTE 5: Stage 1a has already been constructed. Stage 1a includes 131 completed single-family homes and 53 completed multi-family homes.

NOTE 6: "AREA TO BE REDESIGNED" refers to four townhouse buildings containing 28 multifamily units which were encroaching on the SPB Settlement Agreement buffers. These 28 units are INCLUDED in the 462 Residential Units in the Land Use Comparison Chart. The disposition of these four buildings will be determined with a revision to the Final Engineering for that area of Stage 1a. The buildings are not shown in this plan.

DEVELOPER
Shawnee Development Inc.

SHAWNEE VALLEY

Planning Consultants
Urban Research & Development Corporation
38 S. 10th Street, Suite 100
P.O. Box 100
Shawnee, Pennsylvania 18154 • 410-460-0707

LANDSCAPE ARCHITECTS
WALTON
1000 N. 10th Street
Shawnee, PA 18154

SCALE: 1"=400'
SHEET NO. 1

DATE: APRIL 6, 1988
REVISIONS:
APRIL 6, 2005
JULY 17, 2007
OCTOBER 5, 2014
NOVEMBER 12, 2014
JULY 14, 2021
JANUARY 5, 2022

SHAWNEE VALLEY
A PLANNED RESIDENTIAL DEVELOPMENT
SMITHFIELD TWP. MONROE CO., PENNSYLVANIA

AMENDED TENTATIVE PLAN
LAND USE PLAN

THE MANWALAMINK WATER COMPANY
MANWALAMINK SEWER COMPANY
RIVER ROAD, FORT DEPUY, 3RD FL
PO BOX 48
SHAWNEE ON DELAWARE PA 18356
570-517-2390 Fax 570-476-9909

July 26, 2021

Mr. Tom Anderson, General Manager
Mr. Ted Hunter, Manager
Shawnee Stage 1, LLC and its affiliates
PO Box 261
Shawnee on Delaware, PA 18356

Re: Capacity Request-Water & Wastewater
Shawnee Valley- Stage 1b & Stage 4

Dear Mr. Anderson & Mr. Hunter,

We are replying to your email dated July 17, 2021 requesting an updated letter of service capacity for development of 157 single family units and 160 multifamily units in Stage 1b of the Shawnee Valley PRD and 500 timeshare units in Stage 4 of the Shawnee Valley PRD.

With regard to Stage 1b, adequate water supply and storage and wastewater treatment capacity are currently available for 317 units. It is our understanding that wastewater from Stage 1b will be discharged directly into the existing force main located on Hollow Road as shown on the Stage 1b Final Plan. After years of first-hand experience with a low pressure system, we know that odor control measures will be required in your revised development plans to prevent the production of high levels of hydrogen sulfide gas.

With regard to Stage 4, adequate wastewater treatment capacity is currently available for 500 timeshare units. Water supply and storage are not currently available for Stage 4.

As you know, satisfactory extension agreements will be needed for each stage.

We would like to discuss the possibility of locating a new well in Stage 1b. We presently have one well that provides water for 370 customers in Northslope III, Shawnee Valley, Sunrise Village and Tranquility Woods and will be the water source for the 317 units referenced above. We believe adding another well to service these units and provide a back-up to the existing well is advisable at this time. In 2007, several potential well sites were identified in Stage 1b and were field located and superimposed on the Stage 1b Staging Plan by Len Policelli of URDC. Let us know if you are willing to discuss Manwalamink Water Company locating a well in Stage 1b.

Thank you for your inquiry and we look forward to answering any questions you may have as you move forward with your development plans for Shawnee Valley.

Respectfully submitted,

Christopher Karlson
General Manager

CC: Robert Shebelsky

December 23, 2021

VIA EMAIL, USPS, AND FACSIMILE TO: (570) 223-5086

Board of Supervisors

Care of Julia Heilakka, Office Manager (julia@smithfieldtownship.com)

Smithfield Township

1155 Red Fox Road

East Stroudsburg, PA 18301

RE: Shawnee Valley Planned Residential Development (“Shawnee Valley PRD” or “SVPRD”) 2021 Annual PRD Update

Dear Board of Supervisors:

In accordance with the provisions of the Smithfield Township Zoning Ordinance, Article VII of the Municipalities Planning Code, and the Tentative Approval of Shawnee Valley PRD, as amended by the Second Amended Grant of Tentative Approval, Shawnee Stage 1, LLC (“Stage 1”), is pleased to provide Smithfield Township with the 2021 Annual Update of the progress of the development of Shawnee Valley Planned Residential Development and the updated projected development schedule.

Stage Ia Completion

As a matter of record, Stage Ia, containing approximately 135 acres of land and consisting of 131 single family homes and 53 residential townhomes has been previously completed. On a related note, Wyndham withdrew as declarant and resigned from the board of the Shawnee Valley Owners Association, which governs Stage Ia (Oakdale and Woodland Villages). New developments within Stages Ib and IV will therefore have their own separate owner associations when they are built and sold. Certain easements related to shared road use and utilities were documented between the SVOA and Wyndham for Stages Ib and IV as part of Wyndham’s separation.

Sale of Stages II and III

As the Board will recall, as a result of the sale of Stages II and III to The Conservation Fund (*i.e.*, The Trust for Public Lands (“TPL”)) in 2015, Stages II and III of the Tentative PRD Plan were preserved by TPL as conservation lands (and thereafter transferred to the United States of America to be added to lands of the National Park Service). These stages have thus been eliminated from the Projected Development Schedule. Those stages encompassed approximately 550 acres of land and entitlement to construct 253 single and multi-family homes, which is now open space within the SVPRD.

Sale of Stages Ib and VI by Wyndham

As the Board will recall from prior annual updates, Wyndham explored the possible sale of Stages Ib and IV to a former Wyndham executive. On 17 November, 2020, Wyndham and its related entity Shawnee Development, Inc. closed the sale of approximately 319.564 acres of land encompassed within Stages Ib and IV (including one parcel, 96 Arrowwood Drive, which is outside of the SVPRD) to business entities under the General Management of Thomas F. Anderson. Ted Hunter serves as Manager for two of those entities. The tax ID parcels sold and the business entities into which they were placed are listed in **Attachment A**.

**Shawnee Valley Planned Residential Development (“Shawnee Valley PRD” or “SVPRD”) 2021
Annual PRD Update
December 23, 2021**

PRD Amendment

On September 16, 2021, Stage 1 submitted an application to Smithfield Township for a Public Hearing to amend the SVPRD. On November 18, 2021, Stage 1 appeared (via Zoom conference call) before the Smithfield Township Planning Commission to present the proposed amendment, allow for public comment and receive comments from the Township Solicitor and Township engineers. The Planning Commission provided a unanimous approval to recommend approval by the Smithfield Township Board of Supervisors. Stage 1 is currently scheduled for Public Hearing before the Supervisors on January 11, 2022.

Updated Development Schedules

At the Board’s December 9, 2020 work session, the Board approved the following development schedule for the Shawnee Valley:

<u>Stage</u>	<u>Projected Development Schedule</u>
Stage Ib	2022 - 2024
Stage IV	2022 – 2028

Shawnee Stage 1, LLC is herein providing an updated timetable for development of the Shawnee Valley PRD, subject to continued receipt of approvals and market conditions, as follows:

<u>Stage</u>	<u>Updated Projected Development Schedule</u>
Stage Ib	2023 – 2025
Stage IV	2023 – 2029

Shawnee Stage 1, LLC respectfully requests that the Board place Shawnee Stage 1, LLC’s request for a revision to the development schedule on the agenda for the Board’s next scheduled meeting. Please advise me if this meeting date is acceptable to the Board to consider this matter.

We look forward to answering questions you may have regarding the Shawnee Valley PRD.

With sincere regards,



Ted Hunter, Manager
Shawnee Stage 1, LLC
Shawnee Sun Mountain, LLC

cc: Tom Anderson (via email)
Ellen Anderson (via email)

**Shawnee Valley Planned Residential Development (“Shawnee Valley PRD” or “SVPRD”) 2021
Annual PRD Update
December 23, 2021**

EXHIBIT A

Shawnee Stage 1, LLC – 103.279 acres

Parcel ID	Parcel Description/ Unit Number	Parcel (Site) Address	Brief Legal Description	Site Size (Acres)
16/3/1/10	Lots 33 and 44	KNOB LANE	Lots 33, 44	0.56
16/3/1/11	Lot 32	KNOB LANE	Lot 32	0.27
16/3/1/12	Lot 31	KNOB LANE	Lot 31	0.27
16/3/1/13	Lot 30	KNOB LANE	Lot 30	0.27
16/3/1/6	INC 16/3/1/5, Small Shed	SHAWNEE LAKE	INC 16/3/1/5	ACREAGE INC. IN 16/3/1/5 (0.44)
16/117414	Lot 1 – Subdivision of Alan Brooks Productions, Inc.		Lot 1	2.387
16/3/1/5-4	Lot 12	HOLLOW ROAD	Lot 12	99.522

Shawnee Sun Mountain, LLC – 95.613 acres

Parcel ID	Parcel Description/ Unit Number	Parcel (Site) Address	Brief Legal Description	Site Size (Acres)
16/3/1/19-1	Lot 10	HOLLOW RD	Lot 10	95.613

Shawnee Stage 4, LLC – 119.379 acres

Parcel ID	Parcel Description/ Unit Number	Parcel (Site) Address	Brief Legal Description	Site Size (Acres)
16/119302	Lot 3	574 MOSIERS KNOB RD	Lot 3	105.086
16/119464/1	Lot 11, ~95% Vacant Land, 2 Improvements	GOLDSMITH LN	Lot 11	13.406
16/1/1/13-1	Lot ~ 1 Acre with Improvement	532 MOSIERS KNOB RD		0.887

ATTACHMENT G

From: lois@smithfieldtownship.com
Sent: Wednesday, December 29, 2021 12:26 PM
To: ted.hunter.dev@gmail.com
Cc: Hunter, Ted
Subject: Shawnee Valley PRD Annual Update

Good afternoon, Ted:

Please be advised that at the Smithfield Township Board of Supervisor's Meeting held on Tuesday, December 28, 2021, at 7:00 P.M.

They approved the above subject matter.

If you require anything further, please do not hesitate to contact this office.

Sincerely,
Lois J. Turr
Administrative Secretary